

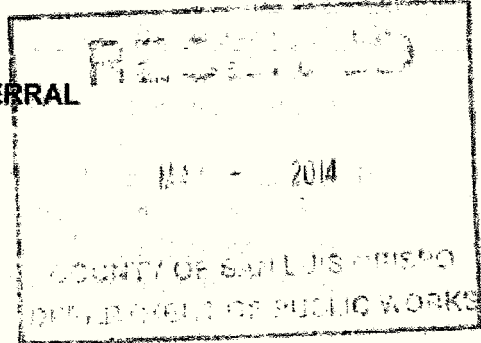
FA
SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/1/2014

TO: PW

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: SUB2013-00065 CO13-0105 MESECHER – Proposed parcel map to subdivide one parcel into two parcels of 45,653 and 11,905 sf. Site location is 1351 Ramona Ave and 1733 Mountain View, Los Osos. APN: 074-271-013

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Additional information is needed on the tentative map, see attached check list.

Property is within the Los Osos Prohibition Zone

Date

5/14/14

Name

D RION

Phone

5252

SLO County Public Works Dept.

21.02.046(a) TENTATIVE MAP Check List

(Parcel Map or Tract Map) Map No. CO 13-0105

Status	Item
① 0	(1) <u>Record Data</u> . The boundary lines of the original parcel, with dimensions shown in feet, based on survey data or information of record, and area of the property shown in square feet or acres to the nearest tenth.
✓	(2) <u>Property Description</u> . A description of the property as well as the assessor's parcel number(s) for the property.
✓	(3) <u>Legend and Owner Information</u> . A north arrow and scale, the name and address of the record owner(s), and the name and address of the subdivider.
④ ✓	(4) <u>Vicinity Map</u> . A vicinity map on which shall be shown the general area including adjacent property, subdivisions and roads
✓	(5) <u>Existing Structures</u> . All existing structures, wells, septic tanks, driveways and other improvements located on the original parcel shall be accurately located, identified and drawn to scale. The distance between structures, the distance from existing structures to the boundary lines of the new parcel on which the structures are to be located, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.
✓	(6) <u>Contour Lines</u> . Contour lines of the property shall be shown at intervals set forth: >40 Ac, 40ft; 20-40 AC, 20 ft; 10-20 AC, 10 ft; <10 AC w/ 0-12% slope, 2 ft; >12% slope, 5 ft
✓	(7) <u>Drainage</u> . The approximate location of all watercourses, drainage channels and existing drainage structures.
✓	(8) <u>Landforms</u> . The approximate location of other topographic or manmade features, such as bluff tops and ponds.
N/A	(9) <u>Lakes and Ocean</u> . Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.
N/A	(10) <u>Flood Hazard</u> . The location of all areas subject to inundation or stormwater overflow.
✓	(11) <u>Proposed Parcel Lines</u> . The proposed division lines with dimensions in feet and the gross and net area of each parcel created by such division in square feet or acres to the nearest tenth. Also, each parcel created shall be designated on the tentative map by number.
—	(12) <u>Designated Building Sites</u> . Any designated building sites proposed by the applicant to minimize grading, tree removal, and other potential adverse impacts, or any areas proposed for exclusion from construction activities, shall be shown on the tentative map for proposed parcels greater than ten thousand square feet. Also, any details on proposed building setback lines and widths of side yards shall be shown on the tentative map.
⑬ 0	(13) <u>Streets</u> . The locations, names, county road numbers and widths of all adjoining and contiguous highways, streets and ways.
✓	(14) <u>Easements</u> . The locations, purpose and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities. <u>NO ESMNTS ON TITLE RPT</u>
N/A	(15) <u>Coastal Zone</u> . For tentative maps for properties located within the coastal zone between the sea and the first public road paralleling the sea, show the location of the public access ways nearest to the subject site
✓	21.02.048 (a)(2) <u>Preliminary Title Report</u> . Preliminary title report concerning the property which is not more than six months old showing current property owners.

X = Not Applicable 0 = Requires Compliance ✓ = Complied

~~For Tract Map Applications only: \$ deposit rec'd Y / N C&I Agreement rec'd Y / N~~
COMMENTS:

① EXIST PARCEL IS LABELED "PARCEL 1" is actually PARCEL 2 of 48 PM 40.
 ④ Label Adjacent properties and Blocks on west, north and south sides of subject property.
 ⑬ Add 16th St & 17th St labels and County Road #s to all roads
 Note on map that Romona Ave is not county maintained.
 Mtn View Dr = 320B 16th St = 3149 17th St = 3070

DR on 5/14/14



ATTACHMENT 4
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: January 7, 2015
To: Schani Siong, Project Planner
From: Frank Honeycutt, Development Services Engineer
Subject: **Public Works Project Referral for SUB2013-00065 CO13-0105 – Mesecher Parcel Map for 2 lots. Ramona Drive, Los Osos APN 074-271-013 REVISED**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. Additional information is needed on the tentative parcel map per the attached checklist.
2. In accordance with the Land Use Ordinance, as the project is located in a Stormwater Management (MS4) Area, it is considered a regulated project and required to submit a Stormwater Control Plan Application and Coversheet.

Public Works Comments:

- A. At the time the project referral was received by Public Works on May 2, 2014 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.
- B. Recommend the following finding [per 21.050.045 (a-c)] be incorporated into Findings to ensure public improvements are constructed prior to recordation (or bonded for): Although Ramona Avenue does not comply with current County road standards, all weather access is provided to the affected parcels. Therefore, improvements to Ramona Avenue could be deferred until the property is furthered developed.
- C. The project meets the applicability criteria outlined in the Land Use Ordinance, Section 22.10.155 or the Coastal Zone Land Use Ordinance, Section 23.04.450 for Stormwater Management; therefore, the project is subject to the NPDES General Permit Attachment 4 Design Standards.

ATTACHMENT 4

- D. The proposed project is within the Los Osos Road Improvement Fee Area 1. Payment of Road Improvement Fees is required prior to building permit issuance.
- E. The project meets the applicability criteria for Stormwater Management and is required to submit a Stormwater Control Plan Application and Coversheet. The applicant must decide whether all stormwater treatment facilities are to be designed and constructed as tract improvements, or individually with each lot as they are developed.
 - a. Stormwater treatment facilities for public or common area improvements (including those for fronting and interior roadways) shall be constructed with those improvements. Maintenance for those facilities shall be guaranteed in perpetuity.
 - b. Whether constructed as tract improvements or individually, an impervious area ceiling must be assumed for each lot and conditions citing that as a building restriction for that lot will be required.
 - c. If constructed individually, each lot will be required to perform its own stormwater treatment on site (and as if it were not a detached single family residence) regardless of its own impervious footprint. It will be required to treat its stormwater per the performance requirements determined by the total impervious square footage of the tract. Maintenance for those facilities shall be guaranteed in perpetuity.

Recommended Public Works Conditions of Approval

Access and Improvements:

- 1. Road and/or streets to be constructed to the following standards, unless design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:
 - a. Mountain View Drive shall be constructed to an A-2 urban street section, full improvements on the project side plus a full travel lane on the opposite side (20-foot minimum paved width), within a minimum 60-foot dedicated right-of-way easement, fronting the property.
 - b. Ramonoa Drive shall be constructed to an A-2 urban street section, full improvement on the project side plus a full travel lane on the opposite side, within a minimum 60-foot dedicated right-of-way easement, fronting the property, and full travel lanes both sides back to the nearest County maintained paved road (minimum paved width shall be 20-feet).

Offers, Easements and Restrictions:

- 2. The applicant shall offer for dedication to the public the following easements by certificate on the map or by separate document:
 - a. Drainage easement(s) as necessary to contain both existing and proposed drainage improvements where those improvements accept storm water from a public road.
- 3. The applicant shall reserve the following private easements by certificate on the map or by separate document:
 - a. A minimum 15-foot shared private utility (or sewer) easement in favor of Parcel 2.

ATTACHMENT 4

4. The applicant shall show the following restrictions by certificate on the map or by separate document:
 - a. If drainage basins are required then the basin areas shall be indicated as a building restriction on the map.
5. Easements shown to be quitclaimed on the tentative map shall be done so prior to filing the final map.

Improvement Plans:

6. Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include, as applicable:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.
7. All existing overhead electric power, telephone and cable television transmission and distribution lines fronting or contained within the project boundary shall be relocated underground [21.03.10(h)] and the poles removed.
8. All new electric power, telephone and cable television services shall be completed to each new parcel and ready for service. Applicant responsibilities for electric service and distribution line extensions (facilities and equipment) are detailed in PG&E Electric Rule No.15 and Rule No.16, respectively.
9. Prior to final map recordation, electric, telephone, and cable television services shall be completed, and shall meet the utilities' installation requirements, unless (in-lieu) financial arrangements with the utility for the installation of these systems have been made.
10. New gas distribution mains shall be installed along the entire project frontage(s) and gas service laterals shall be stubbed to each new parcel unless otherwise directed by the gas purveyor.
11. Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained or detained in a shallow drainage basin on the property [21.03.010(e)(2)]. The design of the basin is to be approved by the Department of Public Works, in accordance with county standards.
12. The applicant shall enter into an agreement and post a deposit with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
13. The Registered Civil Engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Stormwater Pollution Prevention

14. **At the time of application for construction permits**, the applicant shall demonstrate whether the project (including both public and private improvements) is subject to the LUO Section for Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) to satisfy post construction requirements for stormwater treatment prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation control plan. The applicant shall submit complete drainage calculations for review and approval.
15. Stormwater treatment facilities for public or common area improvements (including those for fronting and interior roadways) shall be constructed with those improvements
16. An impervious area ceiling must be determined for each lot and noting that as a building restriction on an Additional Map sheet is required.
17. **At the time of submittal of the improvement plans**, if necessary, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for any proposed post construction structural treatment device for review and approval by the County.
18. **Prior to approval of the improvement plans**, if necessary, the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Additional Map Sheet:

19. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel. The additional map sheet shall include the following:
 - a. Notification to prospective buyers that all subdivision roads and streets are to be privately maintained until accepted for maintenance by a public agency.
 - b. If a drainage basin is required, that the owner(s) of each lot is responsible for on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity. The basin(s) area shall be indicated as a building restriction.
 - c. All driveway approaches shall be constructed in accordance with County Public Improvement Standards. All driveway approaches constructed on County roads or project related roads to be accepted for County maintenance shall require an encroachment permit.
 - d. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed to the satisfaction of the County prior to occupancy of any new structure.
 - e. In accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the Los Osos Road Improvement Fees for each future building permit in the amount prevailing at the time of payment.
 - f. The applicant shall demonstrate that the project construction plans are in conformance with the Source Control BMPs as identified for project incorporation in the applicant's Stormwater Quality Plan Application for Priority Projects
 - g. The additional map sheet shall contain the final conditions of approval for the Parcel Map as they are shown in the Notice of Final Action.

ATTACHMENT 4

- h. For Stormwater management purposes, an impervious area ceiling must be determined for each lot and noted as a building restriction.

Miscellaneous:

20. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.
21. Three (3) copies of a Preliminary Soils Report prepared by a Registered Civil Engineer in accordance with Sections 17953, 17954, 17955 of the California Health and Safety Code shall be submitted to the Public Works, Health and Planning and Building Departments prior to the filing of the final tract map. The date and person who prepared the report are to be noted on the map.
22. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
23. All timeframes on approved tentative maps for filing of final parcel maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

V:_DEVserv Referrals_Stock COA\CO2013-0105 SUB2013-00065 Mesecher.doc



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/1/2014

TO:

Jo Mauser - Current Planning

FROM:

Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: SUB2013-00065 CO13-0105 MESECHER – Proposed parcel map to subdivide one parcel into two parcels of 45,653 and 11,905 sf. Site location is 1351 Ramona Ave and 1733 Mountain View, Los Osos. APN: 074-271-013

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☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

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☐ YES
☒ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

(Please go on to PART III)

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Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Legal parcel - COAL 91-041, Parcel #2

Date

5-1-14

Name

Jo Mauser

Phone

781-4660

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE: 5/1/2014

TO:

ENV HEALTH

520013792
IN0091751
MAY - 5 2014FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
Coastal Team / Development Review**Environmental Health**

PROJECT DESCRIPTION: SUB2013-00065 CO13-0105 MESECHER – Proposed parcel map to subdivide one parcel into two parcels of 45,653 and 11,905 sf. Site location is 1351 Ramona Ave and 1733 Mountain View, Los Osos. APN: 074-271-013

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Please see attached, stocks community water. Parcels have existing development w/ septic but should be conditioned to connect to sewer

5/8/14
Date

[Signature]
Name

X 5551
Phone



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

Public Health Department

Jeff Hamm
Health Agency Director

Penny Borenstein, M.D., M.P.H.
Health Officer



Public Health
Prevent Promote Protect

January 24, 2014

Ron and Toni Mesecher
1351 Ramona Avenue
Los Osos, CA 93402

Re: **Tentative Parcel Map CO TBD Mesecher**
1733 Mountain View, Los Osos

Water Supply

This office is in receipt of a **preliminary** will serve letter from the Los Osos Community Services District dated December 10, 2013 to provide water to the above referenced project.

Be advised that a final "will serve" letter from the water company shall be obtained and submitted to this office for review and approval stating there are operable water facilities immediately available for connection to each of the parcels created prior to recordation of the final map. Water main extensions and related facilities may be bonded for, subject to the approval of County Public Works and Environmental Health Services. This bond must be reviewed and approved by County Public Works **prior** to recordation of the map.

Wastewater Disposal

Parcel is located in sewage discharge prohibition zone and project will be conditioned accordingly. On-site systems serve existing development.

Tentative **Parcel Map CO TBD** is approved for Health Agency subdivision map processing.

LESLIE A TERRY, R.E.H.S.
Environmental Health Specialist
Land Use Section

c: County Planning, Coastal Group

COPY



December 10, 2013

President
Leonard A. Moothart

Vice President
Craig V. Baltimore

Directors
Marshall E. Ochylski
David S. Vogel
R. Michael Wright

General Manager
Kathy Kivley

District Accountant
Amparo Haber

Fire Chief
Robert Lewin

Battalion Chief
Phill Veneris

Leslie Terry
County Environmental Health Department
P.O. Box 1489
San Luis Obispo, CA 93406

RE: Will-Serve Letter
1733 Mountain View, Los Osos, CA

Dear Ms. Terry:

I was contacted by the owner of the referenced property for a will-serve letter required by your department. The Los Osos Community Services District provides water service to a portion of Los Osos. Please note that this is an existing water customer in good standing.

If you have any further questions regarding this address, please feel free to contact me at my direct line, 805-528-9438.

Sincerely,

Margaret Falkner
Utilities Compliance Technician III

Cc FILE
Ron & Toni Mesecher, 1351 Ramona Avenue, Los Osos

Mailing Address:
P.O. Box 6064
Los Osos, CA 93412

Offices:
2122 9th Street, Suite 102
Los Osos, CA 93402

Phone: 805/528-9370
FAX: 805/528-9377

www.locsd.org